

Single Family Residence **RESIDENTIAL**

175 RIVER RUN CIR

SACRAMENTO, CA 95833

\$440,126 TopHap Estimate · \$286 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1985

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$440K

\$420K low

\$460K high

Last Sale

\$320,000 · Aug 28, 2019

Est. Owner Equity

\$64,949

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,509 (2025)
Assessed Value	\$356,958
Previous Assessed	\$349,960

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

97
FLOOD

62
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 26, 2019	Resale	Grant Deed	\$320,000	\$208	\$314K
Aug 6, 2017	Quitclaim	Quit Claim Transfer			
Sep 19, 2012	Quitclaim	Quit Claim Transfer			
Jan 29, 2017	Quitclaim	Quit Claim Transfer			
Jan 29, 2017	Recorded document	Affidavit Of Death			
Apr 4, 2008	Resale	Corporation Deed	\$195,000	\$127	\$176K
Aug 6, 2007	Non-arms-length	Trustees Deed	\$315,063	\$205	
Jun 23, 2003	Resale	Grant Deed	\$229,500	\$149	\$218K
Mar 21, 2001	Quitclaim	Quit Claim Transfer			\$110K
Feb 7, 2000	Quitclaim	Quit Claim Transfer			

Jan 31, 1992	Resale	Grant Deed	\$134,000	\$87	\$107K
Dec 21, 1988	Resale	Grant Deed	\$10,090	\$7	\$101K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.7 mi
Grant Union High School	High	9–12	3.2 mi

District: Twin Rivers Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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